

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2012-009

**AN ORDINANCE GRANTING FINAL APPROVALS FOR THE RIVERTREE COURT
OUTLOT 1 BUILDING AND RELATED IMPROVEMENTS ON PROPERTY
LOCATED AT 701 NORTH MILWAUKEE AVENUE IN THE RIVERTREE COURT
SHOPPING CENTER IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY**

THE 7th DAY OF FEBRUARY 2012

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 7th Day of
February 2012

SECTION III. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION IV. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION V. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of Rivertree at Vernon Hills LLC.

SECTION VI. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

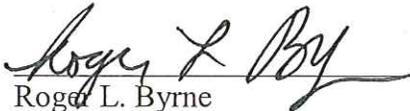
SECTION VII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2012-009

Adopted by roll call vote as follows:

AYES: 5 – Marquardt, Schultz, Williams, Hebda, Koch

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Schwartz


Roger L. Byrne
Village President

PASSED: 2/07/2012

APPROVED: 2/07/2012

PUBLISHED IN PAMPHLET FORM: 2/10/2012

ATTEST:


Michael S. Allison
Village Clerk

ORDINANCE NO. 2012-009

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FOR THE RIVERTREE COURT OUTLOT 1
BUILDING AND RELATED IMPROVEMENTS ON
PROPERTY LOCATED AT 701 NORTH
MILWAUKEE AVENUE IN THE RIVERTREE
COURT SHOPPING CENTER IN THE VILLAGE OF
VERNON HILLS, LAKE COUNTY**

WHEREAS, Representatives from Rivertree at Vernon Hills LLC, property owners, in regard to property at 701 North Milwaukee Avenue and legally described in Exhibit A, have petitioned the Village of Vernon Hills for approval to amend the final site and landscaping plans and building elevations of the former Blockbuster Video/Verizon Wireless building; and

WHEREAS, the final approvals would allow renovation of the former Blockbuster Video/Verizon Wireless building into a multi tenant building, and related site improvements within the Rivertree Court Shopping Center; and

WHEREAS, the final approval for the building elevations excludes the proposed Pei Wei Asian Diner, said use being located in suite 366; and

WHEREAS, Rivertree at Vernon Hills LLC. is the owner of the property and building located on Lot 1 at 701 North Milwaukee Avenue; and

WHEREAS, after the public meeting held January 18, 2012 by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition as listed above and recommended approval to amend the final site and landscaping plans and building elevations for the former Blockbuster/Verizon building subject to certain conditions.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the final site and landscaping plans and building elevations for the former Blockbuster Video/Verizon Wireless building, as set forth in Exhibit B and excluding the building elevations for Pei Wei Asian Diner in Suite 366, are hereby approved subject to the conditions listed in Section II.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the Conditions of Approval, as set forth in Exhibit B, are hereby approved and are made a part of the approvals as listed in the Section above.

Exhibit A
Legal Description

Lot 1 in Hawthorn II-Retail Center Amended and Restated, being a subdivision of part of the southwest quarter of Section 34, Township 44 North, Range 11 and part of the Northwest quarter of Section 3, Township 43 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded December 17, 1987 as Document No. 2641246, In Lake County, Illinois.

Exhibit B

Terms and Conditions of Approval

1. General compliance with plans prepared by Becker Architects Limited entitled Rivertree Court Outbuilding, consisting of Pages A100, A101 and A102 and dated December 5, 2011. The plans may be updated to reflect additional conditions required by the Commission or Village Board.
2. General compliance with landscape plan prepared by Becker Architects Limited entitled Rivertree Court Outbuilding, consisting of Page L100 and dated September 12, 2011. The plan is subject to compliance with the Village Landscape Ordinance and approval by the Village's landscape tech. The plan may be altered to comply with the Landscape Ordinance.
3. The expansion of the trash enclosure as setforth in the attached plans shall be completed prior to issuance of any certificate of occupancy.
4. Compliance with all ordinances and standards of the Village except as may otherwise be provided.
5. Continued discussions with Inland Realty, Rivertree Court Owner, regarding cross easement parking should the need arise as identified by Village staff for all tenants.
6. The building shall contain a maximum of two leasable spaces in the building in addition to Pei Wei Asian Diner

The contractor shall verify and confirm in writing all structure and dimensions of existing work. Copies of the official survey are available upon request.
 Conditions and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of fixtures, equipment and roughing, and for the coordination of all trades.
 Copyright 2011 Becker Architects Limited

RENOVATION TO:
**RIVERTREE COURT
 OUTBUILDING**

SUITES 362-364
 701 N. MILWAUKEE AVE.
 VERNON HILLS, IL 60061

Issue	By	Date	For
JJ		12.05.11	ZONING/PLAN COM.
JJ		11.28.11	ZONING/PLAN COM.
JJ		04.12.11	INLAND/VERNON HILLS
JJ		05.11.11	EXISTING CONDITIONS

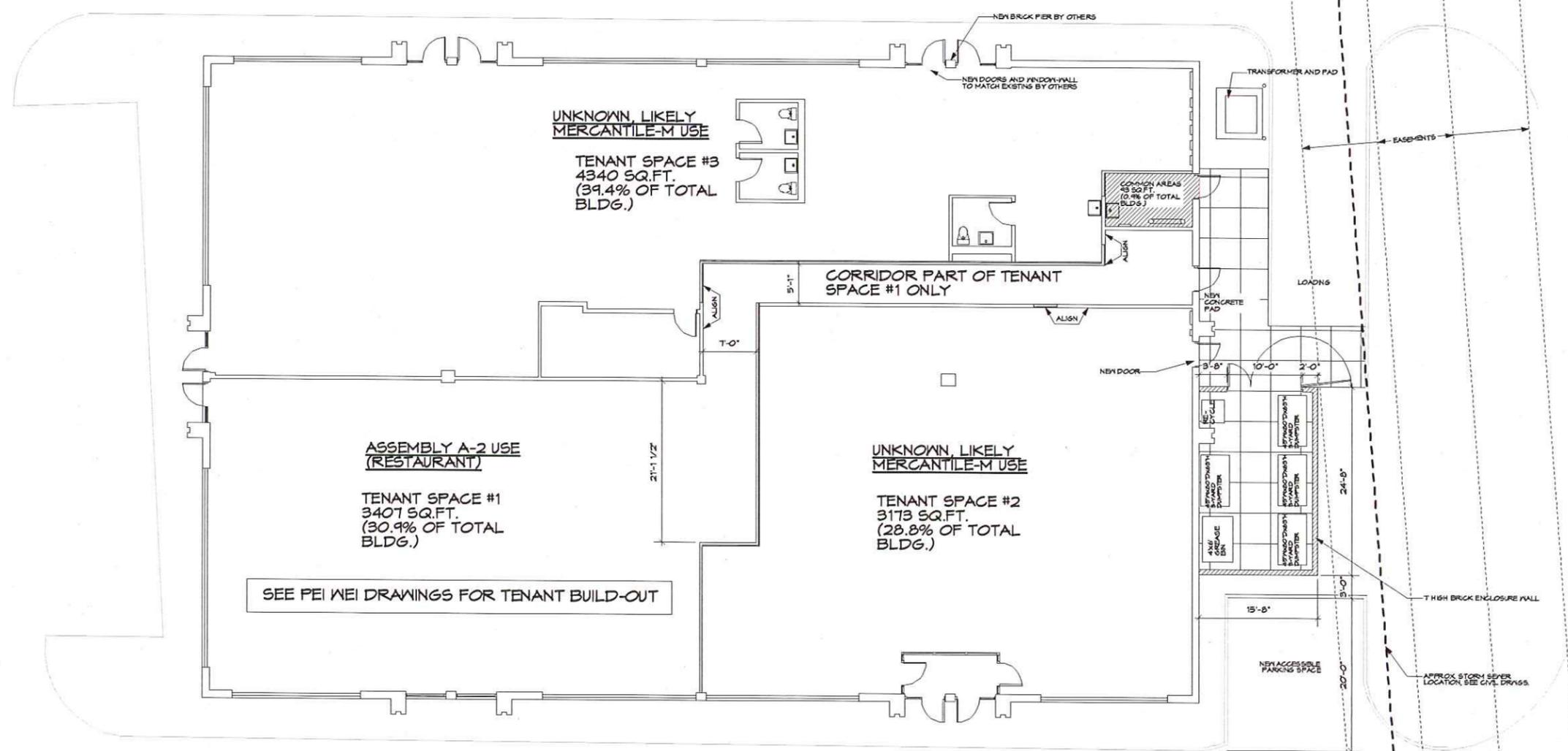
Drawing Title
FLOOR PLAN

Scale
AS SHOWN

Drawn By
 LJ

Project Number
 2011-0006

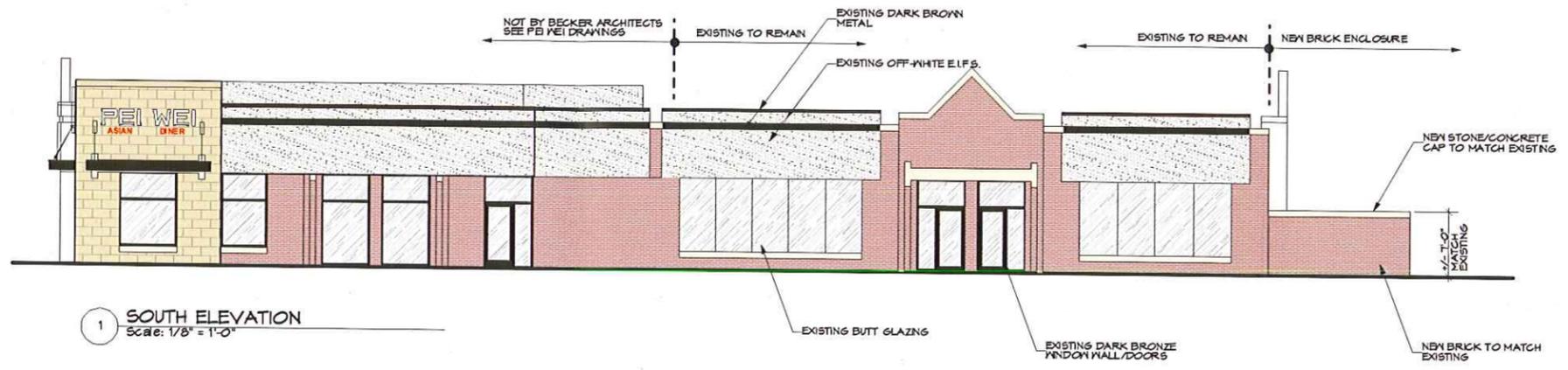
Drawing Number
A101



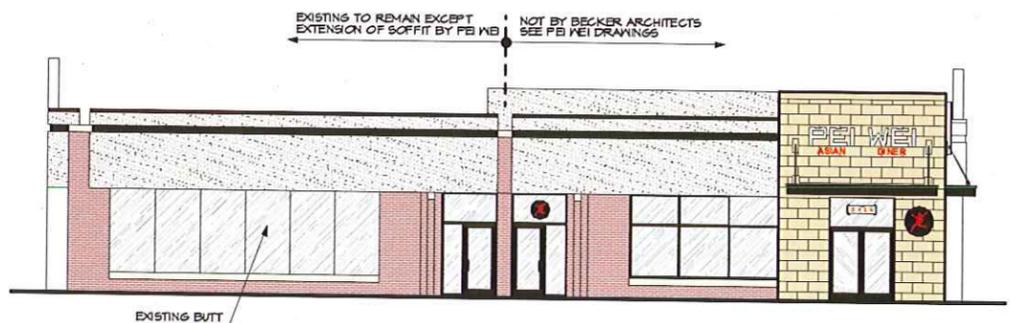
KEY:

	EXISTING WALL TO REMAIN
	NEW MTL STUD AND GYP/SD. DEMONS WALL
	NEW BRICK ENCLOSURE WALL

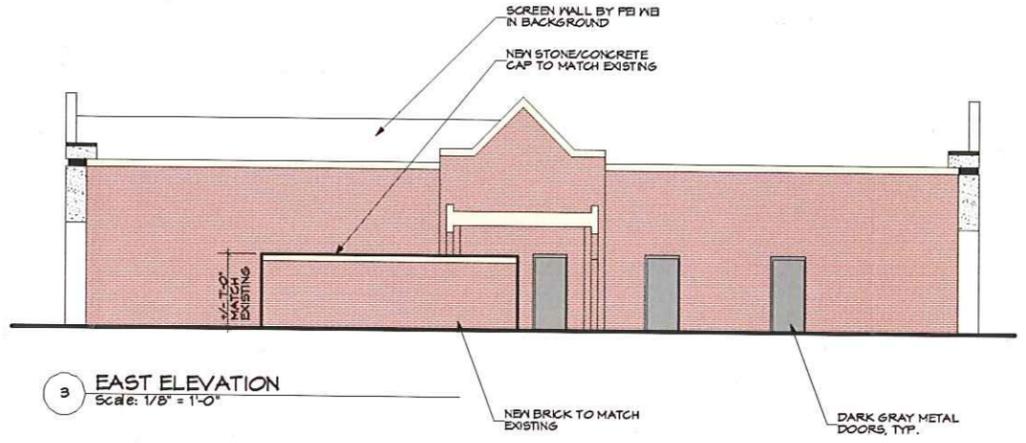
The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.
 Contractors and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of fixtures, equipment and roughing, and for the coordination of all trades.
 Copyright 2011 Becker Architects Limited



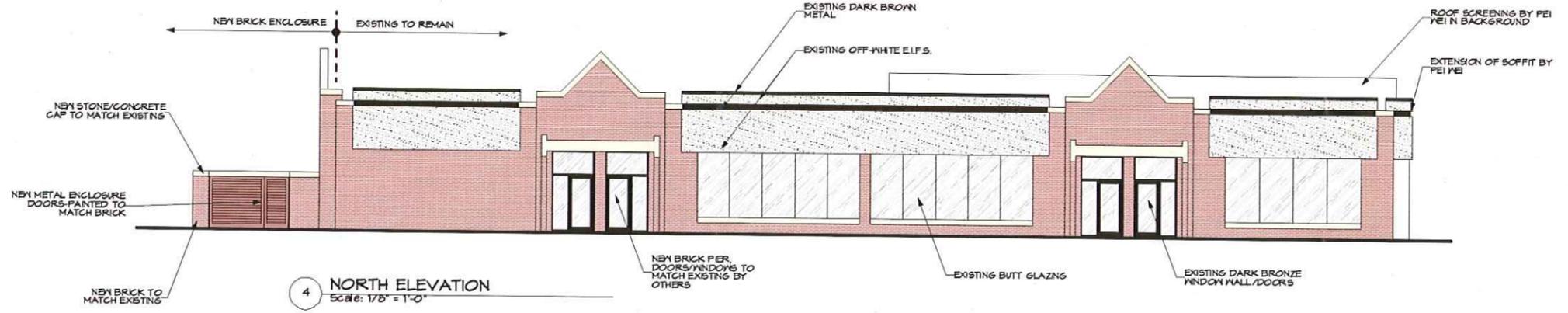
1 SOUTH ELEVATION
 Scale: 1/8" = 1'-0"



2 WEST ELEVATION
 Scale: 1/8" = 1'-0"



3 EAST ELEVATION
 Scale: 1/8" = 1'-0"



4 NORTH ELEVATION
 Scale: 1/8" = 1'-0"

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**RIVERTREE COURT
 OUTBUILDING**

SUITES 362-364
 701 N. MILWAUKEE AVE.
 VERNON HILLS, IL 60061

Issues	By	Date	For
	JJ	12.05.11	ZONING/PLAN COMM.
	JJ	11.28.11	ZONING/PLAN COMM.
	JJ	04.12.11	INLAND/VERNON HILLS
	JJ	09.11.11	EXISTING CONDITIONS

EXTERIOR
 ELEVATIONS

Scale
 AS SHOWN

Issue Date
 SEE ABOVE

Drawn By
 JJ

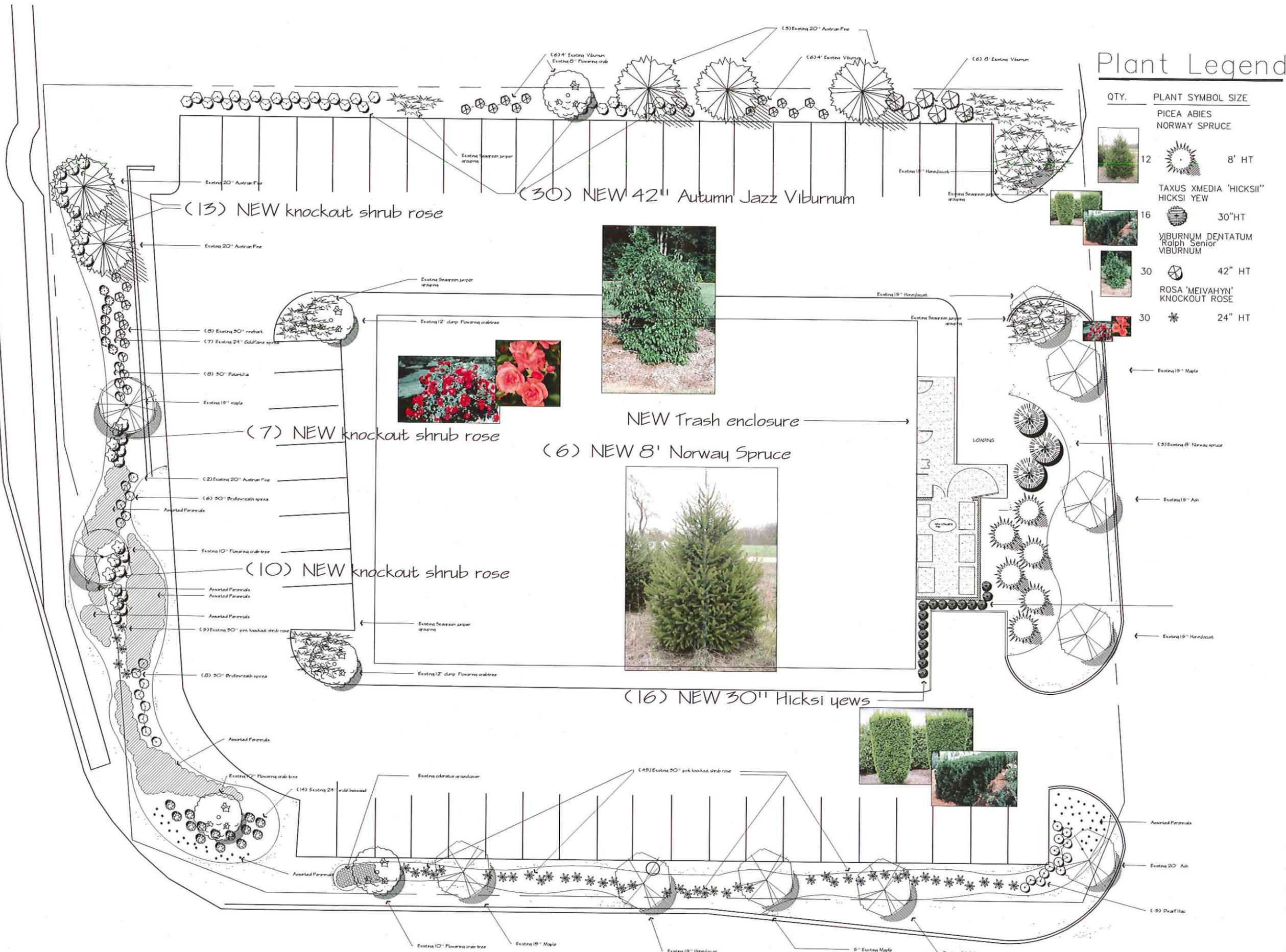
Project Number
 2011-0006

Drawing Number
A102

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.
 Contractors and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of fixtures, equipment and routing, and for the coordination of all trades.
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Plant Legend

QTY.	PLANT SYMBOL	PLANT NAME	SIZE
12		PICEA ABIES NORWAY SPRUCE	8' HT
16		TAXUS X MEDIA 'HICKSI' HICKSI YEW	30" HT
30		VIBURNUM DENTATUM Ralph Senior VIBURNUM	42" HT
30		ROSA 'MEIVAHYN' KNOCKOUT ROSE	24" HT



RENOVATION TO:
RIVERTREE COURT OUTBUILDING

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 701 N. MILWAUKEE AVE.
 VERNON HILLS, IL 60061

Date	For
JJ 09/12/11	PLAN/VERNON HILLS
JJ 09/11/11	EXISTING CONDITIONS



Scale: 1"=10'
 Issue Date:
 Drawn By: Damiano Marchese
 Project Number: 2011-0006
 Drawing Number:

L100

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, MICHAEL S. ALLISON, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2012-009, AN ORDINANCE GRANTING FINAL APPROVALS FOR THE RIVERTREE COURT OUTLOT 1 BUILDING AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 701 NORTH MILWAUKEE AVENUE IN THE RIVERTREE COURT SHOPPING CENTER IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY



MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE
THIS 7th DAY OF FEBRUARY 2012



Notary Public

